

Acton Historic District Commission
Meeting June 15, 2010
Special Meeting
Minutes

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TOWN CLERK, ACTON

Present were Ron Rose (RR), Scott Kutil (SK), Michaela Moran (MM), David Barrat (DB). Mike Gowing (BoS Liaison, arrived 7:45 pm). Joe Levine, Lou Levine, Stenographer

Typist [TF] comments/questions in brackets and parentheses below.

Meeting called to order 7:30 pm.

Opened PH for applications 1015, 1016.

June 14, RR and Dan Barton and MM met to discuss details.

MM read an email from Anne Forbes into the PH, this email was sent on June 15th.

Information that we needed:

- railings, doors, garage doors
- setbacks
 - changed (?) zoning (change zoning)?
 - push decks back
 - push buildings back

SK asked how to comment. All homes are in violation of the 75ft no-structure, but given conscom variance. Then there is a 50ft wetlands buffer. ConsComm gave them more do build the homes. ConsCom is also worried about natural crop (?) or encroachment.

MM met today with Tom Tidman, the Chair of the Conservation Commission. She also looked at the orders and conditions from the ConsCom, which was emailed to the Commission on June 15. Tom noted the 75ft and 50ft and he said they are allowing quite a lot of construction. ConsCom has indicated a certain receptiveness to making changes. MM noted that the applicant picks the order of how he goes to the Town boards.

MM said that the house at 65 River St dictates (? Disaster?). House next to 65 River St should stay and the one next to the River should stay. The middle 5 houses could be pushed back. Lou Levine pointed out that you can not just look at pushing out the houses, because the drawing goes back and the pavement with it.

MM said that she felt comfortable with moving the driveways.

Lou Levine asked if pushing back the building 4 to 6 ft. SK asked whether 4 to 6 ft is enough. MM said that this would give more room for trees.

Lou said that they will plant whatever the HDC wants now and put them in the public way. Lou said that these would be flowering trees, and they will be 20ft or more.

RR said that the absento (?) numbers are deceiving and you would actually be adding 30% and there would be much more room to [blank notes]

DB – we need to avail ourselves of as much space as possible. Having such a large house so close to the street doesn't look right.

Lou Levine said [notes are blank]

MM pointed out that we can screen, we can require screening.

DB said that he [notes are blank]

MM said that we would like to move on to talk about the details.

Lou said that with the exception of #4 and #7, they accept all of the points. On #4 and #7 the rotation of the houses...they won't comply with wetlands or zoning.

SK said that he does not understand all of the refinements to the designs.

Lou Levine said indicates the deck has to be part of the house. Doesn't believe the (?) of the house is relevant; Lou has tried to balance everyone's interests. He does not believe that the HDC should push back to conservation. They are willing to go to ConsCom to find out how far back (?).

Lou submitted a wording that would [crossed out stuff] be comfortable with in going back to ConsCom and litting the town bylaws (?). DB moved to close the PH. RR seconded. Passed unanimously. [TF: How can PH close if he's going back to ConsCom?]

PH closed. MM said that we would review the notes from meeting with Dan Barton. Were reviewed by Commission members. [TF: where they reviewed or not?]

Mike Gowing said that changing the roof pitch may impact the size of the house. Lou Levine said if Dan Barton wants to reduce the size, then it's fine with the applicant.

Motion to adjourn at 11 pm

We will reconvene tomorrow night at 7:30 pm at Rm 121.